127.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,300 / 810,300
					USE VALUE:	810,300 / 810,300
					ASSESSED:	810,300 / 810,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENDEMUEHL DALE I & RUTH E
Owner 2:	
Owner 3:	
Street 1:	27 COLEMAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4900.000	413,400		396,900	810,300
Total Card	0.112	413,400		396,900	810,300
Total Parcel	0.112	413,400		396,900	810,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.04 | /Parcel: 341.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81770
GIS Ref
GIS Ref
Insp Date 04/06/18

PREVIOUS ASSESSMENT

Parcel ID 127.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,600	0	4,900.	396,900	810,500	810,500	Year End Roll	12/18/2019
2019	104	FV	321,700	0	4,900.	396,900	718,600	718,600	Year End Roll	1/3/2019
2018	104	FV	321,700	0	4,900.	351,500	673,200	673,200	Year End Roll	12/20/2017
2017	104	FV	301,600	0	4,900.	294,800	596,400	596,400	Year End Roll	1/3/2017
2016	104	FV	301,600	0	4,900.	294,800	596,400	596,400	Year End	1/4/2016
2015	104	FV	268,300	0	4,900.	255,200	523,500	523,500	Year End Roll	12/11/2014
2014	104	FV	268,300	0	4,900.	246,600	514,900	514,900	Year End Roll	12/16/2013
2013	104	FV	279,300	0	4,900.	234,700	514,000	514,000		12/13/2012

!9833!

PRINT

Date	Time
12/11/20	00:14:28

LAST REV

Date	Time
04/10/18	09:16:33
ekelly	
9833	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10820-319		5/14/1965			No	No		N

USER DEFINED

Prior Id # 1:	81770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2013	1333	Solar Pa	12,000	C				
5/10/2013	666	Solar Pa	18,000	C				
9/21/2009	877	Re-Roof	3,000					
5/30/2007	399	Siding	21,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	Meas/Inspect	CC	Chris C
1/23/2014	Info Fm Prmt	EMK	Ellen K
6/18/2013	Info Fm Prmt	EMK	Ellen K
11/17/2008	Meas/Inspect	345	PATRIOT
12/6/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	70.	1.16	8									396,899						396,900	

Total AC/HA: 0.11249 | Total SF/SM: 4900 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 396,899 | Spl Credit | Total: 396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14715910
Const Adj.:	0.97216201
Adj $ / SQ:	189.588
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599179
Depreciation:	185746
Depreciated Total:	413434

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

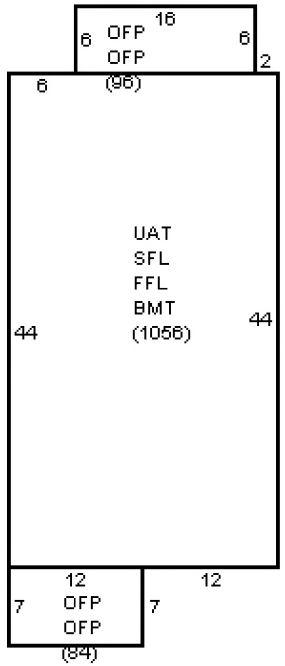
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.59
Special Features:	0	Val/Su Net:	109.02
Final Total:	413400	Val/Su SzAd	195.74

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	56.880	60,062
FFL	First Floor	1,056	189.590	200,205
SFL	Second Floor	1,056	189.590	200,205
OFP	Open Porch	360	20.500	7,379
UAT	Upper Attic	264	106.170	28,029
	Net Sketched Area:	3,792	Total:	495,880
Size Ad	2112	Gross Are	4584	FinArea 2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: